

# REPORT OF THE COMMITTEE ON ZONING AND BUILDING

February 6, 2008

The Honorable,  
The Board of Commissioners of Cook County

## ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Claypool, Daley, Gorman, Goslin, Maldonado, Moreno, Quigley, Schneider and Steele (12)

Absent: Commissioners Beavers, Collins, Peraica, Sims and Suffredin (5)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

## SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

291774      DOCKET #8376 – M. VALKENBURG, Owner, Application (V-07-138): Variation to reduce right side yard setback from 15 feet to 11 feet for a garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.62 of an acre, located on the east side of 82nd Avenue, approximately 548 feet south of 127th Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

291775      DOCKET #8378 – T. & C. WALTERS, Owners, Application (V-08-01): Variation to reduce rear yard setback from 40 feet to 30 feet for a new deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of 115th Avenue, approximately 99 feet north of 157th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin, moved the approval of Communication Nos. 291774 and 291775. The motion carried unanimously.

## **SECTION 2**

Your Committee has considered the following item and upon the adoption of this report the recommendations are as follows:

291776         DOCKET #8379 – E. & G. CHENSOFF, Owners, Application (V-08-02): Variation to increase height of fence in front and corner yards from 3 feet to 8 feet for a new fence in the R-3 Single Family Residence District. The subject property consists of approximately 0.61 of an acre, located immediately west of Ridge Road, where it intersects Indian Hill Road (private road) in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions:   None

Objectors:    None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved to Defer Communication No. 291776. The motion carried unanimously.

## **SECTION 3**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

291777         DOCKET #8380 – J. NATAHN, Owner, Application (V-08-03): Variation to increase height of fence in front yard from 3 feet to 6 feet in the R-3 Single Family Residence District. The subject property consists of approximately 1.21 acres, located on the west side of Locust Road, approximately 555 feet south of Winnetka Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions:   None

Objectors:    None

291778         DOCKET #8382 – R. REILLY, Owner, Application (V-08-05): Variation to increase height of fence from 6 feet to 7 feet in the R-3 Single Family Residence District. The subject property consists of approximately 1.11 acres, located on the east side of Indian Hill Road, approximately 216 feet east of Ridge Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions:   None

Objectors:    None

292094      DOCKET #8381 – R. LOPEZ, Owner, Application (No. V-08-04): Variation to reduce right interior side yard setback from 10 feet to 1 foot (existing shed); reduce left interior side yard setback from 10 feet to 1 foot (existing detached garage); and increase the floor area ratio from .40 to .43 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the west side of North Calwagner Avenue, approximately 173 feet north of West Palmer Avenue in Leyden Township, County Board District #16.  
**Recommendation: That the application be granted.**

Conditions: That no commercial business be operated on the property.

Objectors: A neighbor Ms. Adele Chambers objected.

**Vice Chairman Murphy, seconded by Commissioner Goslin, moved the approval of Communication Nos. 291777, 291778 and 292094. The motion carried.**

**Commissioner Claypool, seconded by Commissioner Quigley moved to adjourn. The motion carried and the meeting was adjourned.**

Respectfully submitted,  
Committee on Zoning and Building

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Peter N. Silvestri, Chairman

Attest:

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Matthew B. DeLeon, Secretary